

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for AUGUST 6, 2003 PLANNING COMMISSION MEETING

**P.A.S.:** Waiver #03009

**PROPOSAL:** Waive public water mains and sanitary sewer associated with Beck & Oldfather Addition, Administrative Final Plat #03003.

**LOCATION:** Old Cheney Rd. & Hickory Crest Rd.

**LAND AREA:** 9.69 acres

**CONCLUSION:** The purpose of the plat is to adjust lot lines between two existing lots. Waiving the requirements until such time as this area develops is acceptable; provided the owners sign a subdivision agreement that includes provisions for the improvements.

<b>RECOMMENDATION:</b>	Waiver to water mains	Approval
	Waiver to sanitary sewer	Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 54 I.T. and Lot 57 I.T., all located in the NE 1/4 of Section 16, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lincoln, Lancaster County, Nebraska.

**EXISTING ZONING:** R-1, Residential

**EXISTING LAND USE:** Single family residential

### **SURROUNDING LAND USE AND ZONING:**

North:	R-1-Residential	Single family residential
South:	AGR-Agriculture Residential	Single family residential
East:	R-3- Residential	Single family residential and church
West:	R-1- Residential	Single family residential
	AGR-Agriculture Residential	Single family residential

### **HISTORY:**

**January 22, 2003** Administrative final plat #03003 was submitted to the Planning Department.

**July 1, 2002** Hawkswood Estates 1<sup>st</sup> Addition preliminary plat was approved by City Council.

**UTILITIES:** The area is served by septic systems and wells. There is city water on Old Cheney Rd. Public sanitary sewer does not extend east of Pheasant Run Lane on Old Cheney Rd.

**TRAFFIC ANALYSIS:** Old Cheney Rd. is classified as a minor arterial.

**ANALYSIS:**

1. This request is to waive water mains and sanitary sewer associated with an administrative final plat. (Sec. 26.27.030 & 26.27.040)
2. This application is in association with Beck & Oldfather Addition Administrative Final Plat #03003.
3. The area has two existing houses. Each house is served by septic system and a private water well.
4. Whenever property is subdivided, the new subdivision must meet the requirements of the subdivision ordinance, however waivers may be granted when justified. Because this plat is only changing lot lines, planning staff recommends approval of the waivers at this time, provided the owners sign a subdivision agreement that includes provision for improvements in the future.
5. Public Works & Utilities Department does not object to the waivers.
6. Lincoln-Lancaster County Health Department notes that if the public sanitary sewer is located within 300' of the house, then the house must connect to the sewage system. The existing house is more than 300' from the sanitary sewer main on Old Cheney Rd.

Prepared by:

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Tom Cajka  
Planner

**DATE:** July 22, 2003

**APPLICANT:** Robert & Holly Beck  
4851 Gleneagle Court  
Lincoln, NE 68526

**OWNER:** Diane Oldfather  
6719 Old Cheney Rd,  
Lincoln, NE 68516

**CONTACT:** Michael R. Johnson  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508

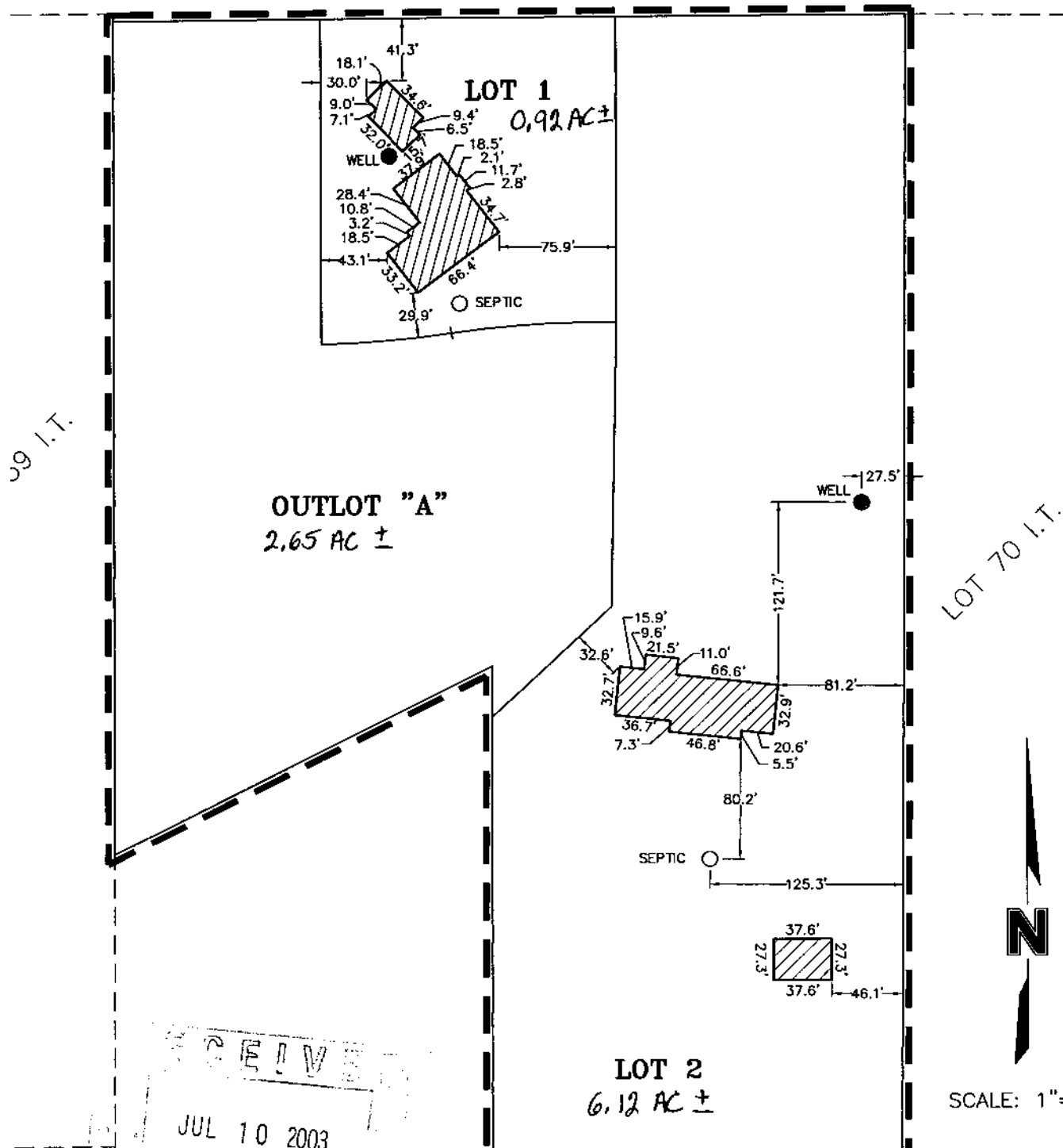
# BECK & OLDFATHER ADDITION

## EXISTING SITE PLAN

OLD

CHENEY

ROAD



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Tom Cajka

**DATE:** July 21, 2003

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder  
Doug Smith

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** EH File  
EH Administration

**SUBJECT:** Waiver #03009

The Lincoln-Lancaster County Health Department (LLC HD) has reviewed the waiver application with the following items noted:

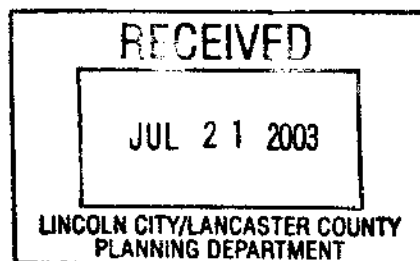
- Lincoln Municipal Code (LMC) 24.38.080 states that connection must be made to the community sewage system when the system is available and within 300 feet from the building or premises. When the community system is available, the existing onsite wastewater treatment systems must be properly abandoned and connection to the community system made within 6 months. The applicants must demonstrate that the community system is not available.
- The water wells serving Lot 1 and Lot 2 are currently permitted as biennial wells the LLCHD. The wells may continue to exist and be utilized for domestic use as per LMC 8.44.030.

# M e m o r a n d u m

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**To:** Tom Cajka, Planning Dept.  
**From:** ~~gg~~ Bruce Briney, Public Works and Utilities  
**Subject:** Waiver #03009, Beck and Oldfather Addition  
Waiver of Public Water and Sanitary Sewer Requirements  
**Date:** July 17, 2003  
**cc:** Nicole Fleck-Tooze  
Randy Hoskins  
Harry Kroos  
Doug Blum

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Waiver #03009 requesting a waiver of the requirement to connect to public water and sanitary sewer for the two existing residences in Beck and Oldfather Addition until such time that the applicant's properties are further subdivided in accordance with the approved preliminary plat for Hawkswood Estates Addition. Public Works has no objection to this waiver. However, any future repair or replacement required to the septic system or laterals on Lot 1 may not comply with Health Department regulations, in which case connection to the public sanitary sewer system may become necessary.





**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

July 8, 2003

Mr. Marvin S. Krout  
Planning Director  
Planning Department  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

Re: Beck & Oldfather Addition  
Administrative Final Plat  
OA Project No. 2-2003-0101-1-11-502

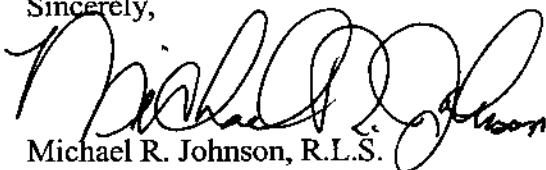
Dear Marvin:

On behalf of Diane Oldfather, Robert and Holly Beck, the owners of the above referenced Plat and properties do hereby request a waiver to the City of Lincoln Land Subdivision Ordinance Title 26, Minimum Improvements, 26.27.030 Water Supply and 26.27.040 Wastewater Disposal. Both families homes are on wells and septic systems and do not require public water or sanitary sewer at this time. Both families agree to connect to the public utilities at such time that their properties are further subdivided in accordance with the approved Preliminary Plat and C.U.P. for Hawkswood Estates Addition.

Enclosed is a check in the amount of \$195.00 for the application fee. Please process and schedule this application and request for the earliest possible Planning Commission meeting.

Please contact me if you have any questions or require additional information.

Sincerely,



Michael R. Johnson, R.L.S.

Encls.

cc: Diane Oldfather      Robert and Holly Beck      Kent Seacrest

